

**MEMORANDUM**

GOE

AGENDA ITEM NO. 2(J)

**TO:** Honorable Chairperson Barbara Carey-Shuler, Ed. D. and Members, Board of County Commissioners

**DATE:** February 10, 2004

**FROM:** George M. Burgess  
County Manager

**SUBJECT:** Resolution Accepting Conveyances of Various Property Interests for Road Purposes to Miami-Dade County, Florida

The following instruments are being forwarded in one (1) Resolution for Commission acceptance.

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
1.	LOWELL DUNN and BETTY DUNN	RWD*	A portion of NW 127 Avenue, beginning approximately 1317.44 feet south of NW 25 Street south for approximately 658.74 feet and beginning approximately 100.2 feet north of NW 12 Street north for approximately 2529.25 feet.	Obtained by private developer to prove right-of-way required for the NW 127 Avenue road construction.
2.	JAY MARVIN	RWD*	A portion of SW 224 Street from SW 184 Avenue east for 125 feet and the radius return thereof.	Obtained in order to satisfy a condition for division of land without plat that requires right-of-way to be dedicated. SW 224 Street is paired paved

RWD\* Right-of-Way Deed

TSE\* Traffic Signal Easement

	<u>GRANTOR</u>	<u>INSTRUMENT</u>	<u>LOCATION</u>	<u>REMARKS</u>
3.	GARY BOLDEN and FRANCINA BOLDEN	RWD*	A portion of NW 177 Terrace from NW 22 Avenue west for 204 feet and radius return thereof.	Obtained in order to satisfy a condition for division of land without plat that requires rights-of-way to be dedicated. NW 22 Avenue is paved and NW 177 Terrace is not paved.
4.	JORGE A. RODRIGUEZ	RWD*	A portion of SW 97 Avenue approximately 165 feet south of SW 58 Street and a portion of SW 58 Street for approximately 321 feet west of SW 97 Avenue.	Obtained from private developer to provide the right- of-way required for the SW 97 Avenue widening and improvements.
5.	FRANCISCO VALVERDE	RWD*	A 25 Foot radius return, concave to the southwest at SW 84 Avenue and SW 8 Street.	Obtained in order to satisfy a condition for division of land without plat that requires right- of-way to be dedicated. Both SW 84 Avenue and SW 8 Street are paved.

  
Assistant County Manager



# MEMORANDUM

(Revised)

**TO:** Hon. Chairperson Barbara Carey-Shuler, Ed. D. **DATE:** March 2, 2004  
and Members, Board of County Commissioners

**FROM:** Robert A. Ginsburg **SUBJECT:** Agenda Item No.  
County Attorney

**Please note any items checked.**

- \_\_\_\_\_ **"4-Day Rule" ("3-Day Rule" for committees) applicable if raised**
- \_\_\_\_\_ **6 weeks required between first reading and public hearing**
- \_\_\_\_\_ **4 weeks notification to municipal officials required prior to public hearing**
- \_\_\_\_\_ **Decreases revenues or increases expenditures without balancing budget**
- \_\_\_\_\_ **Budget required**
- \_\_\_\_\_ **Statement of fiscal impact required**
- \_\_\_\_\_ **Bid waiver requiring County Manager's written recommendation**
- \_\_\_\_\_ **Ordinance creating a new board requires detailed County Manager's report for public hearing**
- \_\_\_\_\_ **Housekeeping item (no policy decision required)**
- \_\_\_\_\_ **No committee review**

Approved \_\_\_\_\_

Mayor

Agenda Item

Veto \_\_\_\_\_

Override \_\_\_\_\_

**RESOLUTION NO.** \_\_\_\_\_

**RESOLUTION ACCEPTING CONVEYANCES OF VARIOUS  
PROPERTY INTERESTS FOR ROAD PURPOSES TO MIAMI-  
DADE COUNTY, FLORIDA**

**WHEREAS**, the following property owners/grantors have tendered instruments conveying to Miami-Dade County the property interests in parcels of land located within Miami-Dade County, Florida, for public purposes identified in the Manager's memorandum and the instruments of conveyance all of which are attached hereto and made a part hereof:

**Property Owner's/Grantor's**

- 1. Lowell Dunn and Betty Dunn**
- 2. Jay Marvin**
- 3. Gary Bolden and Francina Bolden**
- 4. Jorge A. Rodriguez**
- 5. Francisco Valverde**

**WHEREAS**, upon consideration of the recommendation of the Public Works Department, the County Commission finds and determines that the acceptance of such conveyances would be in the public's best interest.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF MIAMI-DADE COUNTY, FLORIDA**, that the conveyances by the above described property owners/grantors be and the same are hereby approved and accepted, and the Director of the Public Works Department is authorized and directed to cause said instruments to be filed for record among the Public Records of Miami-Dade County, Florida; provided, however, that it is specifically understood that neither this Board nor Miami-Dade County is obligated to construct any improvements within the above described properties tendered for road right-of-way.

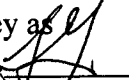
The foregoing resolution was offered by Commissioner \_\_\_\_\_, who moved its adoption. The motion was seconded by Commissioner \_\_\_\_\_ and upon being put to a vote, the vote was as follows:

Dr. Barbara Carey-Shuler, Chairperson	
Katy Sorenson, Vice-Chairperson	
Bruno A. Barreiro	Jose "Pepe" Diaz
Betty T. Ferguson	Sally A. Heyman
Joe A. Martinez	Jimmy L. Morales
Dennis C. Moss	Dorrin D. Rolle
Natacha Seijas	Rebeca Sosa
Sen. Javier D. Souto	

The Chairperson thereupon declared the resolution duly passed and adopted this 2<sup>nd</sup> day of March, 2004. This resolution shall become effective ten (10) days after the date of its adoption unless vetoed by the Mayor, and if vetoed, shall become effective only upon an override by this Board.

MIAMI-DADE COUNTY, FLORIDA  
BY ITS BOARD OF COUNTY  
COMMISSIONERS

HARVEY RUVIN, CLERK

Approved by County Attorney as  
to form and legal sufficiency. 

Thomas Goldstein

By: \_\_\_\_\_  
Deputy Clerk



CFN 2003R0716149  
DR Bk 21683 Pgs 4328 - 4332 (5pgs)  
RECORDED 09/25/2003 14:21:15  
DEED DOC TAX 0.60  
SURTAX 0.45  
HARVEY RUVIN, CLERK OF COURT  
MIAMI-DADE COUNTY, FLORIDA

Return to:  
Right of Way Division .  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street .  
Miami, FL 33128-1970 .

Instrument prepared by: .

Miami-Dade County Public Works Dept.  
111 N.W. 1st Street .  
Miami, FL 33128-1970 .

Folio No. . Portion of 30-3936-000-0080  
User Department .

NW 127 AVE  
SEC. 36 TWP. 53 Rg. 39

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**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA            )  
  )  
COUNTY OF MIAMI-DADE    )

**THIS INDENTURE**, Made this 26 day of August, 2003, by and between Lowell Dunn and Betty Dunn, husband and wife, having an address of 8083 NW103 Street, Hialeah Gardens, FL 33016, party of the first part, and **MIAMI-DADE COUNTY**, a Political Subdivision of the State of Florida, and its successors in interest, whose Post Office address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to it in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit: See Exhibit "A" attached hereto and made a part hereof.

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, its successors and assigns, and it or they shall have the right to immediately re-possess the same.

And the said party of the first part will defend the title to said land against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part has caused these presents to be executed in its name, and its Corporate Seal to be hereunto affixed, by its proper officers thereunto duly authorized, the day and year first above written.

Signed and Delivered in our presence:

Yanet Toledo  
Witness

Yanet Toledo  
Witness Printed Name

Lowell Dunn  
Lowell Dunn

Kathy M Rangel  
Witness

KATHY M RANGEL  
Witness Printed Name

Betty Dunn  
Betty Dunn

(2 witnesses for each signature or for all)

STATE OF FLORIDA                    )  
  )  
COUNTY OF MIAMI-DADE        )

I HEREBY CERTIFY, that on this 26 day of August, 2003, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared and , personally known to me, or proven, by producing the following identification: to Lowell Dunn and Betty Dunn, husband and wife and in whose name the foregoing instrument is executed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Kathy M Rangel  
Notary Public, State of Florida  
Printed Notary Name: KATHY M. RANGEL

NOTARY SEAL/STAMP  
My commission expires:  
Commission/Serial No.



Kathy M Rangel  
My Commission DD210025  
Expires July 8, 2007

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, 2003 A.D.,  
by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade  
County, Florida.

\_\_\_\_\_  
Special Assistant to the  
County Manager

**ATTEST: HARVEY RUVIN,**  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



## LEGAL DESCRIPTION

Commence at the Northwest corner of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida; thence S01°50'23"E along the West line of said Section 36, as basis of bearing, for 1317.44 feet to the POINT OF BEGINNING of the following described parcel; thence N89°36'14"E for 43.01 feet; thence S01°50'23"E parallel to the West line of said Section 36 for 658.75 feet; thence S89°37'09"W for 43.01 feet; thence N01°50'23"W along the West line of said Section 36 for 658.74 feet to the POINT OF BEGINNING;

together with;

Begin at the West ¼ corner of Section 36, Township 53 South, Range 39 East in Miami-Dade County, Florida; thence N89°38'04"E for 43.01 feet; thence S01°50'23"E parallel to the West line of said Section 36 for 2549.25 feet; thence N72°01'30"W for 45.71 feet; thence N01°50'23"W along the West line of said Section 36, as basis of bearing, for 2534.86 feet to the POINT OF BEGINNING.

P	Property Line	PG.	Page
C	Center Line	P.O.C.	Point of Commencement
P.O.T.	Point of Terminus	P.O.B.	Point of Beginning
P.B.	Plat Book		

I HEREBY CERTIFY: that the LEGAL AND SKETCH of the property described hereon was made under my supervision and that the LEGAL AND SKETCH meets the Minimum Technical Standards set forth by the Florida Board of Professional Land Surveyors and Mappers in Chapter 61G17-6, Florida Administrative Code pursuant to Section 472.027, Florida Statutes. And, that the sketch hereon is true and correct to the best of my knowledge and belief. Subject to notes and notations shown hereon. This sketch does not represent a land survey.

Ludovici & Orange Consulting Engineers, Inc. L.B. # 1012

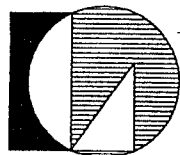
By: 

Arturo A. Sosa, P.S.M.

Reg. Surveyor and Mapper # 2629

State of Florida

Not valid without the signature and the original raised seal of a Florida licensed surveyor and mapper.



**LUDOVICI & ORANGE**

CONSULTING ENGINEERS INC.

329 PALERMO AVENUE, CORAL GABLES  
FLORIDA 33134 LB 1012  
TEL (305) 448-1600 FAX (305) 446-3876

Date: 8-22-03

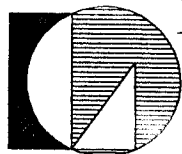
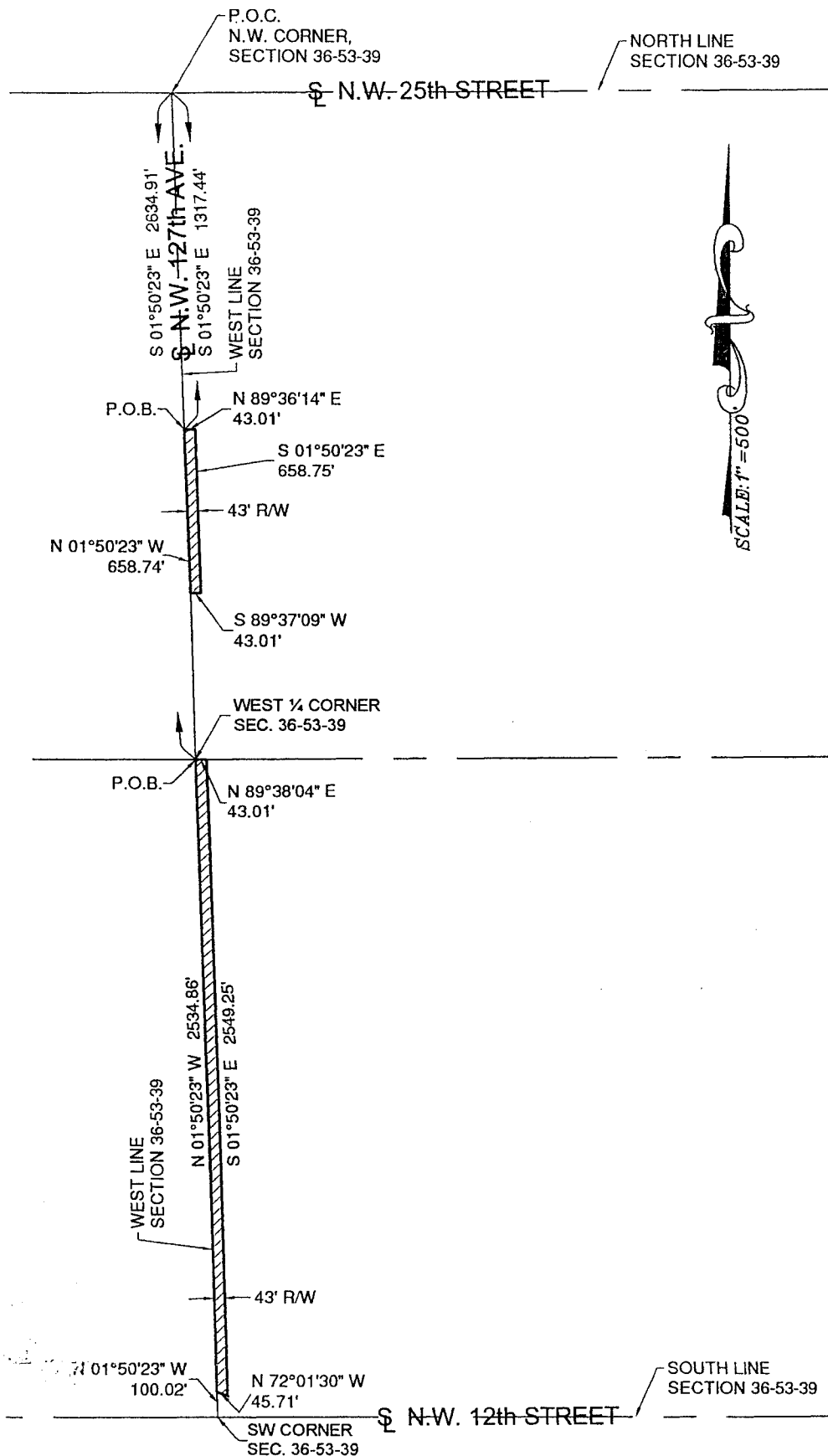
Drawn: E.T.

Proj.No. 2002-37

Checked:

Proj.Name:

BEACON LAKES  
43' RW @ N.W. 127 AVE  
SHEET 1 OF 2



# LUDOVICI & ORANGE

CONSULTING ENGINEERS INC.

329 PALERMO AVENUE, CORAL GABLES  
 FLORIDA 33134 LB 1012  
 TEL (305) 448-1600 FAX (305) 446-3876

Date: 8-22-03	Drawn: E.T.
Proj.No. 2002-37	Checked:
Proj.Name:	
BEACON LAKES	
43' R/W @ N.W. 127 AVE	
SHEET 2 OF 2	

**Return to:**

Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970

**Instrument prepared by:**

Pablo Rodríguez, P.L.S.

Folio No. 30-

User Department: Public Works

Sec. 13 Twp. 56 Rg. 38

SW 224 STREET  
SW 184 AVE

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA            )  
  ) SS  
COUNTY OF MIAMI-DADE )

THIS INDENTURE, Made this 30<sup>th</sup> day of September, A.D. 2003, by and between JAY MARVIN, whose address is 363 S Coconut Palm Blvd., Tavernier, Fl. 33070, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE EXHIBIT "A" ATTACHED

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, his heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

Signed, Sealed and Delivered in  
our presence:  
(2 witnesses for each signature  
of for all)

Ara M. Medina  
Witness

Ara Medina  
Witness Printed Name

Pablo Rodriguez  
Witness


PABLO RODRIGUEZ  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

 (SEAL)

JAY MARVIN  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

EXHIBIT "A"

LEGAL DESCRIPTION:

The south 10 feet of the west 125 feet of Tract 7 of REVISED PLAT BONITA GROVES, according to the plat thereof, as recorded in Plat Book 38, Page 22, of the Public Records of Miami-Dade County, Florida;

AND

The area bounded by the north line of the south 10 feet of said Tract 7, and bounded by the west line of said Tract 7, and bounded by a 25 foot radius arc concave to the northeast, said arc being tangent to both of the last describe lines.

*PR*

STATE OF FLORIDA       )  
                                  )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 30<sup>th</sup> day of September, 2003, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared JAY MARVIN, personally known to me, or proven, by producing the following methods of identification: F.D. Driver's License MG15-470-68-249-C to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.



Felisa Garcia  
Notary Signature

Felisa Garcia  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of FL

My commission expires: 2/2005

Commission/Serial No. 1000300

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 200\_, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Pedro G. Hernández, P.E.  
Assistant County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

**Return to:**

Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970

**Instrument prepared by:**

Pablo Rodríguez, P.L.S.

Folio No. 30-2110-003-0050  
User Department: Public Works

NW 22 AVE  
NW 177 TERR.  
Sec. 10-TWP.52 Rg. 41

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**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

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STATE OF FLORIDA            )  
                                      ) SS  
COUNTY OF MIAMI-DADE )

THIS INDENTURE, Made this 28<sup>th</sup> day of July, A.D. 2003, by and between Gary Bolden and Francina Bolden, whose address is 17708 NW 22<sup>nd</sup> Avenue, Miami, Florida 33056, parties of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said parties of the first part, for and in consideration of the sum of One Dollar (\$1.00) to them in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, do hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the parties of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

The north 25 feet of Lot 5 of "RADIO GARDENS", according to the plat thereof, as recorded in Plat Book 8, Page 97, of the Public Records of Miami-Dade County, Florida, less the west 100 feet thereof and less the east 25 feet thereof;

AND

The area bounded by the south line of the north 25 feet, a line 50 feet west of the centerline of NW 22<sup>nd</sup> Avenue, and bounded by a 25 foot radius arc, concave to the southwest, said arc being tangent to both of the last described lines.

PR

It is the intention of the parties of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the parties of the first part, their heirs and assigns, and they shall have the right to immediately re-possess the same.

And the said parties of the first part do hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

IN WITNESS WHEREOF, the said parties of the first part, have hereunto set their hands and seals, the day and year first above written.

Signed, Sealed and Delivered in our presence:

(2 witnesses for each signature of for all)

Jacqueline Lanier  
Witness

JACQUILINE LANIER  
Witness Printed Name

Rodney Sanders  
Witness

RODNEY SANDERS.  
Witness Printed Name

Jacqueline Lanier  
Witness

JACQUILINE LANIER  
Witness Printed Name

Rodney Sanders  
Witness

RODNEY SANDERS.  
Witness Printed Name

Gary J. Bolden (SEAL)

Gary J. Bolden  
Printed Name

\_\_\_\_\_  
Address (if different)

Francina Bolden (SEAL)

Francina Bolden  
Printed Name

\_\_\_\_\_  
Address (if different)



STATE OF FLORIDA       )  
                                      )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 28<sup>th</sup> day of July, 2003,  
before me, an officer duly authorized to administer oaths and take  
acknowledgments, personally appeared \_\_\_\_\_,  
and \_\_\_\_\_, personally known to me,  
or proven, by producing the following methods of identification:

\_\_\_\_\_ to be the person(s) who executed the foregoing instrument freely  
and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State  
aforesaid, the day and year last aforesaid.



Gail P Seay  
My Commission CC994562  
Expires February 23, 2005

Gail P. Seay  
Notary Signature

GAIL P. Seay  
Printed Notary Name

NOTARY SEAL/STAMP

Notary Public, State of Florida

My commission expires: 2/23/05

Commission/Serial No. CC 994562

The foregoing was accepted and approved on the \_\_\_\_\_ day of  
\_\_\_\_\_, A.D. 2003, by Resolution No. \_\_\_\_\_ of  
the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Special Assistant to the  
County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk

**Return to:** Robert Battillo  
Right of Way Division .  
Miami-Dade County Public Works Dept. .  
111 N.W. 1st Street .  
Miami, FL 33128-1970 .  
Instrument prepared by: .  
Robert Battillo .  
Miami-Dade County Public Works Dept. .  
111 N.W. 1st Street .  
Miami, FL 33128-1970 .  
Folio No. 30-4029-001-0100 .  
User Department Public Works .

SW 97 AVENUE  
SW 58 STREET  
Sec. 29 Twp. 54 Rg. 40

**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA       )  
                                  )  
COUNTY OF MIAMI-DADE )

THIS INDENTURE, Made this 12 day of Dec, A.D. 2003, by and between Jorge A. Rodriguez, whose address is 14078 SW 40th Terrace Miami, Fl. 33175, party of the first part, and MIAMI-DADE COUNTY, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to him in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

See Exhibit "A" attached hereto and made a part hereof

It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, his heirs and assigns, and he shall have the right to immediately repossess the same.

And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under him.

IN WITNESS WHEREOF, the said party of the first part, has hereunto set his hand and seal, the day and year first above written.

Signed, Sealed and Delivered in  
our presence:  
(2 witnesses for each signature  
of for all)

Enf. D. Serran  
Witness

Carlos D. Socarras  
Witness Printed Name

M/Mo  
Witness

FERNANDO J. ACENSO  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

Jorge A. Rodriguez (SEAL)

Jorge A. Rodriguez  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(SEAL)

\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

STATE OF FL )  
COUNTY OF Miami-Dade )

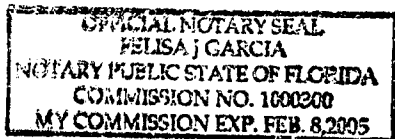
I HEREBY CERTIFY, that on this 12 day of Dec, A.D. 2003, before me, an officer duly authorized to administer oaths and take acknowledgments, personally appeared Jorge Alberto Rodriguez, personally known to me, or proven, by producing the following identification: FL Drivers License to be the person(s) who executed the foregoing instrument freely and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State aforesaid, the day and year last aforesaid.

Felisa Garcia  
Notary Signature

Felisa Garcia  
Printed Notary Signature

NOTARY SEAL/STAMP



Notary Public, State of FL

My commission expires: \_\_\_\_\_

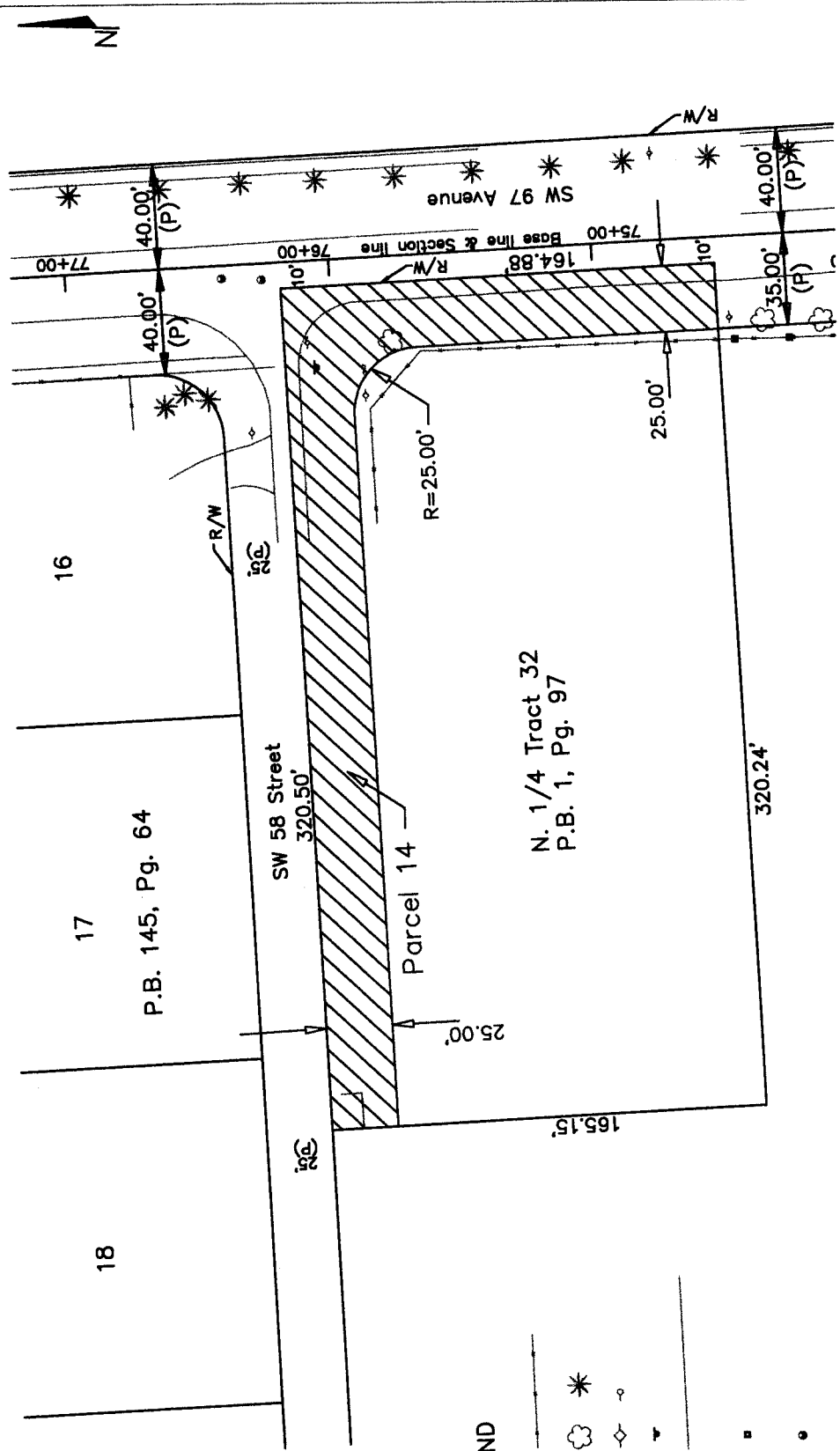
Commission/Serial No. \_\_\_\_\_

The foregoing was accepted and approved on the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, by Resolution No. \_\_\_\_\_ of the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Assistant  
County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



# LEGEND

- FENCE
- TREE
- POLE
- SIGN
- EDGE OF PAVEMENT
- CONCRETE POST
- WATER VALVE

To be dedicated for right-of-way

Parcel Area: 11,644 Square Feet = 0.2673 Acres

Parent Tract Area: 52,866 Square Feet = 1.2136 Acres

NOTE:  
 1. Unless otherwise noted, distances are based upon a Boundary Survey for the North 1/4 of Tract 32, Plat Book 1, page 97 prepared by GUNTER GROUP, Inc. dated 12/06/98, provided by the property owner.  
 2. (P) denotes information from record plat.

SCALE 1"=40'

NOT A SURVEY

DATE	BY	REVISION	PROJECT NO.	PARCEL NO.
12/06/98	W. J. GUNTER	1	671138	14

**Return to:**

Right of Way Division  
Miami-Dade County Public Works Dept.  
111 N.W. 1st Street  
Miami, FL 33128-1970

**Instrument prepared by:**

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Folio No. 30-4010-007-0061HIM  
User Department: Public Works Department.

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**RIGHT-OF-WAY DEED TO MIAMI-DADE COUNTY  
CONVEYS THE TITLE FOR HIGHWAY PURPOSES**

STATE OF FLORIDA       )  
                                  ) SS  
COUNTY OF MIAMI-DADE )

**THIS INDENTURE**, Made this 15 day of AUGUST, A.D. 2003 by and between FRANK VALVERDE whose address is 12795 SOURHWEST 137<sup>TH</sup> AVENUE, MIAMI FLORIDA 33186, party of the first part, and **MIAMI-DADE COUNTY**, a political subdivision of the State of Florida, and its successors in interest, whose Post Office Address is 111 N.W. 1st Street, Miami, Florida 33128-1970, party of the second part,

**WITNESSETH:**

That the said party of the first part, for and in consideration of the sum of One Dollar (\$1.00) to HIM in hand paid by the party of the second part, the receipt whereof is hereby acknowledged, and for other and further good and valuable considerations, does hereby grant, bargain and sell to the party of the second part, and its successors in interest, for the purpose of a public highway and purposes incidental thereto, all the right, title, interest, claim or demand of the party of the first part, in and to the following described land, situate, lying and being in Miami-Dade County, State of Florida, to-wit:

SEE ATTACHED EXHIBIT "A"

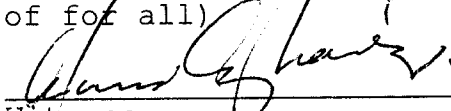
It is the intention of the party of the first part, by this instrument, to convey to the said party of the second part, and its successors in interest, the land above described for use as a public highway and for all purposes incidental thereto.

It is expressly provided that if and when the said highway shall be lawfully and permanently discontinued, the title to the said above described land shall immediately revert to the party of the first part, HIS heirs and assigns, and THEY shall have the right to immediately re-possess the same.

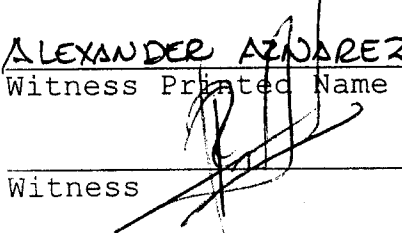
And the said party of the first part does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever, claiming by, through or under it.

**IN WITNESS WHEREOF**, the said party of the first part, has hereunto set his hand(s) and seal(s), the day and year first above written.

Signed, Sealed and Delivered in  
our presence:  
(2 witnesses for each signature  
of for all)

  
Witness

ALEXANDER AZNAREZ  
Witness Printed Name

  
Witness

Solissa Rodriguez  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

\_\_\_\_\_  
Witness

\_\_\_\_\_  
Witness Printed Name

 (SEAL)

FRANCISCO VALVERDE  
Printed Name

\_\_\_\_\_  
Address (if different)

\_\_\_\_\_  
(SEAL)


\_\_\_\_\_  
Printed Name

\_\_\_\_\_  
Address (if different)

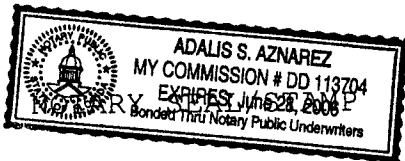
STATE OF FLORIDA )  
 )  
COUNTY OF MIAMI-DADE )

I HEREBY CERTIFY, that on this 21 day of AUG., 2003,  
before me, an officer duly authorized to administer oaths and take  
acknowledgments, personally appeared FRANCISCO VALVERDE.,  
and \_\_\_\_\_, personally known to me,  
or proven, by producing the following methods of identification:  
Driver License.  
to be the person(s) who executed the foregoing instrument freely  
and voluntarily for the purposes therein expressed.

WITNESS my hand and official seal in the County and State  
aforesaid, the day and year last aforesaid.

  
Notary Signature

Adalis S. Aznarez  
Printed Notary Name



Notary Public, State of Florida.

My commission expires: June 28-2006.

Commission/Serial No. DD-113704

The foregoing was accepted and approved on the \_\_\_\_\_ day of  
\_\_\_\_\_, A.D. 20\_\_\_\_, by Resolution No. \_\_\_\_\_ of  
the Board of County Commissioners of Miami-Dade County, Florida.

\_\_\_\_\_  
Special Assistant to the  
County Manager

ATTEST: HARVEY RUVIN,  
Clerk of said Board

By: \_\_\_\_\_  
Deputy Clerk



## EXHIBIT "A"

A portion of Tract 1, REVISED PLAT OF A PORTION OF THE AMENDED PLAT OF MIRADOR, according to the Plat thereof as recorded in Plat Book 34, Page 55, of the Public Records of Miami-Dade County, Florida, described as follows:

The External area of a circular curve, being concave to the Southwest and having a radius of 25.00 feet, a central angle of  $89^{\circ}51'41''$  and an arc Length of 39.21 feet, said circular curve being tangent to the East Line of West 220.00 feet of Tract 1 also known as the West Right-of-Way line of Southwest 84th Avenue and Tangent to The South Line of that Part Deeded to the State Road Department of the State of Florida for Right-of-Way for Tamiami Trail by instrument recorded in Deed Book 2159, Page 451, of the Public records of Miami County, Florida. also known as South Right-of-Way Line Southwest 8th Street (Tamiami Trail) State Road 90.

PR

**INSTRUMENT PREPARED BY:**  
**AFA & COMPANY, INC.**  
**PROFESSIONAL LAND SURVEYORS & MAPPERS**  
**FLORIDA CERTIFICATE OF AUTHORIZATION No 6778**  
13050 SW 133<sup>RD</sup> COURT  
MIAMI, FLORIDA 33186  
305-234-0588

  
ARMANDO ALVAREZ PSM 5526

10-7-2003

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

Parcel 14

The North 25.00 feet of the North one-quarter of Tract 32 of Dade County Development Company's PLAT OF SECTION 29 IN TOWNSHIP 54 SOUTH, RANGE 40 EAST according to the plat thereof as recorded in Plat Book 1, Page 97 of the Public Records of Miami-Dade County, Florida.

Together with

The West 25.00 feet of the East 35.00 feet of the Northeast one-quarter of Section 29, Township 54 South, Range 40 East lying in the North one-quarter of the above mentioned Tract 32.

Together with

All that part of the above mentioned Tract 32 that lies within the external area formed by a 25.00 foot radius arc, concave to the Southwest, tangent to the South line of the North 25.00 feet of the North one-quarter of said Tract 32 and tangent to the West line of the West 25.00 feet of the East 35.00 feet of the Northeast one-quarter of said Section 29.

Containing 0.2673 acres more or less.